

Centris No. 21960871 (Active)



\$595,000

2515 Av. Van Horne, apt. 16
 Montréal (Côte-des-Neiges/Notre-Dame-de-Grâce)
 H3S 1P5

Region Montréal
 Neighbourhood Côte-des-Neiges
 Near
 Body of Water

| | | | |
|------------------------------------|------------------------------|-------------------------------------|---------------|
| Property Type | Apartment | Year Built | 1949 |
| Style | One storey | Expected Delivery Date | |
| Condominium Type | Undivided Share 6.32% | Specifications | Yes |
| Year of Conversion | 2005 | Declaration of co-ownership | |
| Building Type | Detached | Special Contribution | |
| Floor | 4th floor | Meeting Minutes | |
| Total Number of Floors | 4 | Financial Statements | Yes (2021) |
| Total Number of Units | 19 | Building Rules | Yes |
| Building Size | | Repossess./Judicial auth. | No |
| Plan Share Area | 1,150.66 sqft | Trade possible | |
| Building Area | | Cert. of Loc. (divided part) | Yes (2016) |
| Lot Size | | File Number | |
| Lot Area | | Occupancy | 45 days PP/PR |
| Cadastre of Immovable | 2173568 | | Accepted |
| Cadastre of Common Portions | | Deed of Sale Signature | 45 days PP/PR |
| | | | Accepted |
| Zoning | Residential | | |

| Municipal Assessment | Taxes (annual) | Expenses/Energy (annual) | |
|----------------------|-----------------------|---------------------------------|---------|
| Year | Municipal | Condo Fees (\$777/month) | \$9,324 |
| Lot | School | Common Exp. | |
| Building | Infrastructure | Electricity | \$540 |
| | Water | Oil | |
| | | Gas | |
| Total | Total | Total | \$9,864 |

| Room(s) and Additional Space(s) | | | | | |
|---------------------------------|-----------------|---|----------------|-----------------------------------|-----|
| No. of Rooms | 5 | No. of Bedrooms (above ground + basement) | 2+0 | No. of Bathrooms and Powder Rooms | 1+0 |
| Level | Room | Size | Floor Covering | Additional Information | |
| 4 | Hall | 20.8 X 5.9 ft | Wood | | |
| 4 | Kitchen | 9.11 X 15.10 ft | Ceramic | | |
| 4 | Living room | 17.7 X 11.6 ft | Wood | | |
| 4 | Dining room | 13.9 X 12 ft | Wood | Balcony access | |
| 4 | Primary bedroom | 17 X 10.10 ft | Wood | | |
| 4 | Bedroom | 15.8 X 10.10 ft | Wood | | |
| 4 | Bathroom | 10.2 X 8.2 ft | Ceramic | Soaking tub + shower | |
| Additional Space | Size | Cadastre/Unit number | | Description of Rights | |
| Garage | 14 X 11 ft | | | Common portion for restricted use | |
| Terrasse | 16.1 X 7.8 ft | | | Private portion | |
| Balcony | 3.4 X 5.1 ft | | | Private portion | |

| | | |
|--|-------------------------------|---|
| Storage space | 11.3 X 3.2 ft | Private portion |
| Features | | |
| Sewage System | Municipality | Rented Equip. (monthly) |
| Water Supply | Municipality | Renovations |
| Siding | | Pool |
| Windows | | Cadastre - Parkg (incl. pr |
| Window Type | | Cadastre - Parkg (excl. pr |
| Energy/Heating | Natural gas | Parkg (total) |
| Heating System | Hot water | Garage (1) |
| Basement | | Driveway |
| Bathroom | | Garage |
| Washer/Dryer (installation) | Bathroom (4th level) | Built-in, Heated, Single width |
| Fireplace-Stove | | Carport |
| Kitchen Cabinets | | Lot |
| Restrictions/Permissions | | Topography |
| Equipment/Services | Wall-mounted air conditioning | Distinctive Features |
| Building's Distinctive Features | | Water (access) |
| | | View |
| | | Panoramic, View of the city, View of the mountain |
| | | Proximity |
| | | CEGEP, Daycare centre, Elementary school, High school, Highway, Hospital, Metro, Park, Public transportation, University, Shopping center |
| Energy efficiency | | Roofing |
| | | Elastomeric membrane |

Inclusions

Light fixtures, blinds, window treatment and curtains, closet with shelves bedroom 2, storage in bathroom, shelves in master closet as well as all appliances (washer-dryer, fridge, gas cook top, single wall oven, dishwasher, microwave) all without legal warranty.

Exclusions

Broker - Remarks

Undivided co-ownership, minimum down payment 20%. The buyer must obtain financing from the financial institution mentioned in the declaration of co-ownership.

Addendum

A rare find. Lovely and bright corner unit condo with open concept living on kitchen, living room and dining room that boasts a delightful floor plan on the top floor of a well located co-property. Featuring two good size bedrooms, a GARAGE and private access to PRIVATE ROOFTOP TERRACE with panoramic views of Mont-Royal and the Laurentians. Close to Université de Montréal, HEC, private schools, Ste-Justine hospital, Jewish General, daycare facilities, the Midtown Sporting Club and a new shopping center with grocery, bank, pharmacy, restaurants and SAQ. Come enjoy the sunset!

Featuring :

- 2 large bedrooms with storage
- Hardwood flooring
- 1 bathroom with soaking tub + shower and washer dryer area
- Open floor plan on kitchen, living room and dining-room
- Beautiful volumes
- Cozy front balcony accessible via dining room
- Beautiful bright living space
- Private rooftop terrace accessible via staircase with skylight within unit
- Private rooftop terrace with immense potential with water access and electricity with breathtaking views of Mount-Royal and Laurentians
- Close to services and transit
- Perfect for a couple, young family, professional, student family
- Garage (1 space) with water access and numeric touchpad
- Pets welcomed

- Bixi Station nearby
- Coproperty fees \$777.50 monthly including taxes, maintenance, insurance, heating
- MIELE washer and dryer, LG fridge, Amana gas cooktop stove, Frigidaire single wall oven, SMEG dishwasher, LG microwave
- Unique layout with living space in front of condo for optimal light

Sale with legal warranty

Seller's Declaration Yes SD-25333
The deeds are in the seller's possession since 2021

Source
MARIE-CHRISTINE DUMAS, Residential and Commercial Real Estate Broker

This is not an offer or promise to sell that could bind the seller to the buyer , but an invitation to submit such offers or promises.